

UNOFFICIAL COPY

W20-0360 ADC

JUDICIAL SALE DEED



Doc# 2312522061 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2023 03:52 PM PG: 1 OF 3

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on December 14, 2022 in Case No. 21 CH 5936 entitled Nationstar Mortgage LLC vs. Bailey Flaherty, a minor and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 20, 2023, does hereby grant, transfer and convey to Nationstar Mortgage LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 5, 2023.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Alex Grange, Secretary

Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 5, 2023 by Frederick S. Lappe as President and Alex Grange as Secretary of Intercounty Judicial Sales Corporation.



Notary Public signature

Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) M, April 5, 2023.

REAL ESTATE TRANSFER TAX

05-May-2023



COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00

28-17-416-009-1143

20230501613990 | 1-300-734-672

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Rider attached to and made a part of a Judicial Sale Deed dated April 5, 2023 from INTERCOUNTY JUDICIAL SALES CORPORATION to Nationstar Mortgage LLC and executed pursuant to orders entered in Case No. 21 CH 5936.

UNIT 12-11 IN SHIBUI SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Commonly known as 15709 Peggy Lane, Unit 11, Oak Forest, IL 60452

P.I.N. 28-17-416-009-1143

GRANTEE'S CONTACT INFORMATION:

Nationstar Mortgage LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, FL 33146
Ph 305-548-2585

MAIL TAX BILLS TO:

Nationstar Mortgage LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, FL 33146
Ph 305-548-2585

RETURN TO:

The Wirbicki Law Group
33 West Monroe Street
Suite 1540
Chicago, Illinois 60603

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5/15/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

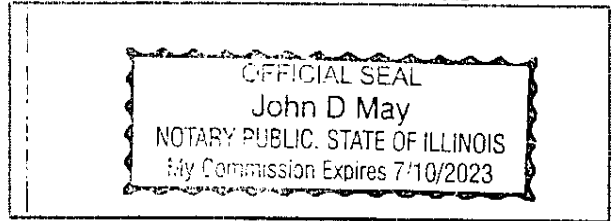
By the said (Name of Grantor): Russ Winkler

On this date of: 5/15/2023

NOTARY SIGNATURE: [Signature]

John D May

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5/15/2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

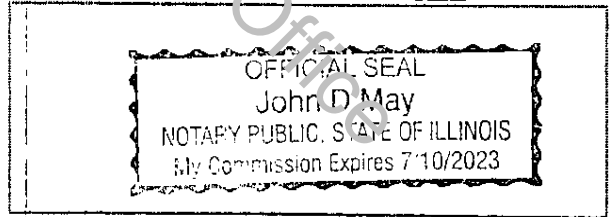
By the said (Name of Grantee): Russ Winkler

On this date of: 5/15/2023

NOTARY SIGNATURE: [Signature]

John D May

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)